

FILE NO.: Z-8976

NAME: Doyne Square Short-form PD-R

LOCATION: Located at 4121 East 37th Street

DEVELOPER:

D & A Doyne Family Limited Partnership
P.O. Box 166
College Station, AR 72053

SURVEYOR:

Global Surveying Consultants
6511 Heilman Court
North Little Rock, AR 72118

AREA: 0.516 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Recognize an existing triplex and allow construction of a new triplex.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property located at 4121 East 37th Street contains an existing triplex residential building and a paved parking area with eight (8) parking spaces to serve the residence. The applicant is proposing the construction of a second triplex apartment residence containing two (2) 3-bedroom units and one (1) 2-bedroom unit. Additional paving will be added to allow for an additional eight (8) parking spaces. The property contains three (3) platted lots. There is an undeveloped right of way, Sanders Street, located along the applicant's eastern boundary. The applicant has indicated a petition will be filed with the County Clerk to abandon Sanders Street as a public right of way.

B. EXISTING CONDITIONS:

The site is located within the College Station community which has developed outside the City limits of Little Rock but is within the City's zoning jurisdiction due to the City providing the community with sewer service. There is an existing residential building located on the site and a paved parking area. East 37th Street is an unimproved roadway with open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the College Station Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. East 37th Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25-feet from centerline will be required.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy does not object to this proposal. Single phase facilities are in the vicinity, but not currently on the property. Contact Entergy in advance to determine service requirements, facilities location and routing and required easements.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department: Fire hydrants per code, maintain access per code, drive lanes per code. Contact the Little Rock Fire Department for additional information.

County Planning: Dedicate additional right of way along East 37th Street equal to ½ of a 50-foot (25-feet from centerline) right of way. Dedicate additional right of way along Sanders Street to equal ½ of a 50-foot (25-feet from centerline) right of way or petition the County Court for abandonment of Sanders Street.

CATA: The area is not currently served by CATA at this location but is close to Route #20, College Station. This location is not in the long range plan and CATA has no comment on this application.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the College Station/Sweet Home Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to PDR (Planned District Residential) to allow the development of a second 3-unit residential structure on this site. The result would be approximately 6-units on half an acre or 12 units per acre.

Master Street Plan: East 37th Street is a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (October 8, 2014)

The applicant was present. Staff presented an overview of the development stating there were few outstanding technical issues associated with the request. Staff questioned if the units would be age restricted. Staff also questioned if the development would have an identification sign at the entrance to the complex.

Public Works comments were addressed. Staff stated a dedication of right of way was required along East 37th Street to 25-feet from centerline. Staff also stated Sanders Street should be abandoned to allow for the proper parking layout. Staff stated 48-feet was not adequate to allow two (2) rows of parking and the drive-isle. Staff stated the minimum dimension for proper maneuvering was 60-feet.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing comments raised at the October 8, 2014, Subdivision Committee meeting. The applicant has indicated the units will not be age restricted and indicated there will not be a development sign. The site plan indicates sufficient space for the proposed parking lot. A note on the site plan indicates a right of way abandonment request for Sanders Street will be filed with the Quorum Court of Pulaski County,

The request is a rezoning from R-3, Single-family to PD-R to allow the development of a second building of residential housing on the site. The property contains an existing triplex residential building and a paved parking area with eight (8) parking spaces. The applicant is proposing to construction a second triplex apartment building containing two (2) 3-bedroom units and one (1) 2-bedroom unit. Additional paving will be added to allow for eight (8) additional parking spaces. Parking for a multi-family development containing six (6) units would typically require the placement of nine (9) parking spaces.

The property contains three (3) platted lots. There is an undeveloped right of way, Sanders Street located along the applicant's eastern boundary. The applicant has indicated a petition will be filed with the County Clerk to abandon Sanders Street as a public right of way. Upon the approval of the abandonment the applicant will gain 20-feet along the eastern boundary of this development. Staff recommends prior to construction of the new building the right of way abandonment be completed by the Quorum Court.

The applicant has indicated a single dumpster location on the site. The dumpster will be screened per typical ordinance requirements. The dumpster service hours are limited to 7 am to 5 pm daily.

The site plan does not indicate the placement of a development sign. Staff recommends should a development sign be desired in the future signage be limited to signage allowed in multi-family zones.

The maximum building height proposed is 18-feet. The applicant has indicated the construction will be concrete slab on grade, yellow pine framing lumber, waferboard sheathing and decking, asphalt shingles, vinyl siding and windows and steel insulated doors.

Staff is supportive of the request. Staff feels the addition of a second residential building on the site will not cause any adverse impact on the area. Staff feels there is adequate green space on the site to allow for livability of the future residents.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the right of way abandonment be completed by the Quorum Court prior to beginning construction of the new building.

PLANNING COMMISSION ACTION:

(OCTOBER 30, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the right of way abandonment be completed by the Quorum Court prior to beginning construction of the new building.

There was no further discussion of the item. The Chair entertained a motion for approval of the item, as presented by staff. The motion carried by a vote of 11 ayes 0 noes and 0 absent.